



## **Community Planning, Regulation & Mobility Committee Meeting**

### **Minutes**

Date: January 11, 2022  
Time: 9:30 am  
Location: Council Chambers - members participating remotely

Members Present: Shawna Stolte (Chair), Kelvin Galbraith, Lisa Kearns, Rory Nisan, Paul Sharman, Angelo Bentivegna, Mayor Marianne Meed Ward

Staff Present: Tim Commisso, Heather MacDonald, Allan Magi, Sue Connor, Mark Simeoni, Craig Kummer, Richard Bellemare (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

**1. Declarations of Interest:**

None

**2. Statutory Public Meetings:**

None

**3. Delegation(s):**

- 3.1 Bruce Hall, The Planning Partnership, spoke to the Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 3.2 Michelle Diplock, West End Home Builders' Association, spoke to the Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 3.3 David Falletta, Bousfields Inc., spoke to the Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 3.4 Enzo Bertucci, Branthaven Development Corp., spoke to the Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)

- 3.5 Mike Collins-Williams, West End Home Builders' Association, spoke to the City of Burlington Housing Strategy, Inclusionary Zoning initial report (PL-03-22)
- 3.6 Ron Porter, Citizens' PLAN B, spoke to the Waterfront Hotel Planning Study update (PL-15-22)

**4. Consent Items:**

- 4.1 Amending agreement – Metrolinx Co-Fare Agreement (TR-01-22)

Moved by Councillor Galbraith

Authorize the Mayor and City Clerk to sign the amending agreement for the Fare Integration Agreement between the Toronto Area Transit Operating Authority (now Metrolinx) and the Corporation of the City of Burlington related to integrated transit fares, subject to final review by the Legal Services Department.

**CARRIED**

**5. Regular Items:**

- 5.1 Submission on Region of Halton's Draft Preferred Growth Concept and Draft Land Needs (PL-06-22)

Moved by Councillor Kearns

Direct the Director of Community Planning to submit Community Planning Department report PL-06-22 as the City of Burlington's submission on the Region of Halton's Draft Preferred Growth Concept and Draft Land Needs Assessment; and

Direct the Director of Community Planning to provide additional comments to the Region, if any, upon Council approval; and

Authorize the Director of Community Planning to provide draft City comments, in advance of Council approval, on the remaining documents to be released in Q1, 2022 in support of the preparation of the Regional Official Plan Amendment to implement the findings of the Region of Halton's IGMS, as discussed in the Strategy section of this report.

**CARRIED**

- 5.2 Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)

Moved by Councillor Nisan

Endorse in principle the recommended Preferred Precinct Plans for the Downtown UGC/ Burlington GO MTSA, Appleby GO MTSA, and Aldershot GO MTSA (December 2021) as detailed in Appendix A of community planning department report PL-02-22 (Interim Report) and Appendix B of community planning department report PL-02-22; and

Receive the Background Report, Planning for Burlington's Major Transit Station Areas: What you Need to Know (September 2021), as contained in Appendix C of community planning department report PL-02-22; and

Receive the Engagement Plan, Major Transit Station Area (MTSA) Area-Specific Planning Project Engagement Plan (September 2021), as contained in Appendix D of community planning department report PL-02-22; and

Receive the MTSA Area-Specific Planning Project: Feedback Report 1 (Fall 2021) as contained in Appendix E of community planning department report PL-02-22; and

Receive the technical documents completed as of December 1, 2021 (Appendices F-L) as follows:

- GO Station Mobility Hub Market Analysis, Burlington, Ontario (August 2017) as prepared by N. Barry Lyon Consultants Limited and contained in Appendix F of community planning department report PL-02-22; and
- Pre-Feasibility Noise and Vibration Study Burlington Mobility Hubs (August 2021) as prepared by Wood and contained in Appendix G of community planning department report PL-02-22; and
- Cultural Heritage Resource Assessment: Built Heritage Resources and Cultural Heritage Landscapes Appleby Mobility Hub Study Area (October 2019) as prepared by ASI and contained in Appendix H of community planning department report PL-02-22; and
- Cultural Heritage Resource Assessment: Built Heritage Resources and Cultural Heritage Landscapes Aldershot Mobility Hub Study Area (October 2019) as prepared by ASI and contained in Appendix I of community planning department report PL-02-22; and
- Stage 1 Archaeological Assessment Mobility Hub Planning Consulting Services: Burlington PART OF LOT 18, CONCESSION 2 SDS, LOTS 17-18, CONCESSION 3 SDS AND PART OF BRANT'S BLOCK CITY

OF BURLINGTON (August 2018) as prepared by ASI and contained in Appendix J of community planning department report PL-02-22; and

- Stage 1 Archaeological Assessment Mobility Hub Planning Consulting Services: Appleby LOTS 2-7, CONCESSION III SDS (FORMER TOWNSHIP OF NELSON, COUNTY OF HALTON) CITY OF BURLINGTON (August 2018) as prepared by ASI and contained in Appendix K of community planning department report PL-02-22; and
- Stage 1 Archaeological Assessment Mobility Hub Planning Consulting Services: Aldershot PART OF LOTS 4-8, CONCESSION 1 AND LOTS 5-8, BROKEN FRONT CONCESSION (FORMER TOWNSHIP OF EAST FLAMBOROUGH, COUNTY OF WENTWORTH) CITY OF BURLINGTON (August 2018) as prepared by ASI and contained in Appendix L of community planning department report PL-02-22.

**CARRIED**

- 5.3 City of Burlington Housing Strategy, Inclusionary Zoning initial report (PL-03-22)

Moved by Councillor Sharman

Receive and file community planning department report PL-03-22 regarding the City of Burlington Housing Strategy, Inclusionary Zoning initial report, attached as Appendix A.

**CARRIED**

- 5.4 Waterfront Hotel Planning Study update (PL-15-22) (SD-01-22)

Moved by Councillor Bentivegna

Receive and file community planning department report PL-15-22 regarding an update on the Waterfront Hotel Planning Study; **and**

**Direct the Director of Community Planning to complete the Waterfront Hotel Study within the statutory time frame of processing the pending application related to the Waterfront Hotel (2020 Lakeshore Road) so as to inform the review of any development proposal on this site in accordance with the policies of the Official Plan.**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

Direct the Director of Community Planning to complete the Waterfront Hotel Study within the statutory time frame of processing the pending application related to the Waterfront Hotel (2020 Lakeshore Road) so as to inform the review of any development proposal on this site in accordance with the policies of the Official Plan. (SD-01-22)

**CARRIED**

- 5.5 Completeness review for Official Plan and Zoning By-law Amendment application for 1029 and 1033 Waterdown Road (PL-11-22)

**Note: This item was approved at the January 11, 2022 Special Council meeting**

Moved by Mayor Meed Ward

Deem, in accordance with Section 22(6) and Section 34(10.3) of the *Planning Act*, that an application submitted on December 17, 2021 by Infinity Development Group to amend the Official Plan and Zoning By-law, is complete as the required information and materials have been provided; and

Direct the Director of Community Planning to notify Infinity Development Group that the required information and materials have been received with the application for Official Plan Amendment and Zoning By-law Amendment, in accordance with Section 22(6.1) and Section 34(10.4) of the *Planning Act*; and

Direct the Director of Community Planning to provide notification of receipt of a complete application to prescribed persons and public bodies, pursuant to Section 22(6.4) and Section 34(10.7) of the *Planning Act*.

**CARRIED**

**6. Confidential Items:**

None

**7. Procedural Motions:**

None

**8. Information Items:**

Moved by Councillor Galbraith

Receive and file the following 18 items, having been given due consideration by the Community Planning, Regulation and Mobility Committee.

**CARRIED**

- 8.1 Staff Presentation regarding Submission on Region of Halton's Draft Preferred Growth Concept and Draft Land Needs (PL-06-22)
- 8.2 Correspondence from Roger Goulet and Sarah Harmer, representing PERL, regarding Submission on Region of Halton's Draft Preferred Growth Concept and Draft Land Needs (PL-06-22)
- 8.3 Staff Presentation regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.4 Delegation material from Bruce Hall, The Planning Partnership, regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.5 Delegation material from Enzo Bertucci, Branthaven Development Corp. regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.6 Correspondence from Sean Hertel, +Associates Urban Planning, representing Sofina Foods, regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.7 Correspondence from SGL Planning and Design Inc., representing 2080 Queensway Building Inc., regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.8 Correspondence from MHBC Planning, representing Wal-Mart Canada Corp., regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.9 Correspondence from Nalco, regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.10 Correspondence from Korsiak Urban Planning, representing Doug Leggat, regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.11 Correspondence from MHBC Planning, representing 850 Brant Properties Inc., regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)

- 8.12 Correspondence from MSH representing Presidio Construction Limited, regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.13 Correspondence from WSP Canada Inc. on behalf of CN Rail, regarding Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans (PL-02-22)
- 8.14 Staff Presentation regarding City of Burlington Housing Strategy, Inclusionary Zoning initial report (PL-03-22)
- 8.15 Delegation material from Mike Collins-Williams, West End Home Builders' Association, regarding City of Burlington Housing Strategy, Inclusionary Zoning initial report (PL-03-22)
- 8.16 Staff Presentation regarding Waterfront Hotel Planning Study update (PL-15-22)
- 8.17 Delegation material from Ron Porter, Citizens' PLAN B, regarding Waterfront Hotel Planning Study update (PL-15-22)
- 8.18 Correspondence from Bousfields Inc., representing Burlington 2020 Lakeshore Inc., regarding Waterfront Hotel Planning Study update (PL-15-22)

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

11:00 a.m. (recessed), 11:05 a.m. (reconvened), 12:01 p.m. (recessed), 1:03 p.m. (reconvened), 2:39 p.m. (recessed), 2:46 p.m. (reconvened), 4:18 p.m. (recessed), 4:25 p.m. (reconvened), 4:52 p.m. (recessed), 6:32 p.m. (reconvened)

Chair adjourned the meeting at 7:18 p.m.